Karen Johnson
Batch # 1247850
03/19/2025 10 04 33 AM
Fees $13 00 Taxes $1,702 00

Davidson County
DEEDWARR
2 pgs

20250319-0019472

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSE
COUNTY OF Wilson

Actual consideration or value, whichever is greater is $460,000 00

Affiant

Subscribed and sworn before me this the 13 day of March, 2025

Notary Public
My commission expires 9/21/26

CAVAN MCCANN WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Dylan Regan, Joseph Regan, and Madison Gant O'Brien 1227 Kirkland Ave Nashville, TN 37216	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	072-07-0 020 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DUANE KAIMANA-SCOTT EDLAO A/K/A DUANE EDLAO, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSEPH REGAN, A UNMARRIED MAN AND MADISON GANT OBRIEN, AN UNMARRIED MAN AND DYLAN REGAN, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

LAND located in Davidson County, Tennessee, described as follows

BEING Lot 3 of a portion of the resubdivision of Lots 26, 27, 28 and the East 50 feet of Lot 29 of Inglewood Place, in the 7th Councilmanic District, Davidson County, Tennessee, as recorded in Plat Book 4660, page 140, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows

LOT NO 3 SAID Lot No 3 fronts 53 00 feet on the northerly side of Kirkland Avenue and runs back between parallel lines 189 75 feet to a dead line on the rear on which it measures 53 00 feet thereon

The above description was copied from Warranty Deed of record in Book 10455, page 241, Register's Office for said County, in order to restore the recording reference for the resubdivision plat which was inadvertently omitted from the description in following deeds

Being the same property conveyed to Duane Edlao and Andrew P Todd, a married couple, by deed dated 03/01/2022, from Andrew P Todd, married, joined by their spouse Duane Edlao, of record in Instrument No 20220324-0034055, Register's Office for said County The said Andrew P Todd died on April 4, 2022 leaving the said real property to Duane Edlao by tenancy by the entirety

Also being all of the same property conveyed to Andrew P Todd by deed dated 11/30/2000, from Timothy Oldham and Roger Tucker, of record in Instrument No 20001205-0119759, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 1227 Kirkland Ave, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this the 14th day of March, 2025

Duane Kaimana-Scott Edlao a/k/a Duane Edlao by Jenny West Attorney in fact
Duane Kaimana-Scott Edlao a/k/a Duane Edlao
By Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Duane Kaimana-Scott Edlao a/k/a Duane Edlao by Specific POWER OF ATTORNEY dated 03/03/2025, and who acknowledged that he executed the same as the free act and deed of Duane Kaimana-Scott Edlao a/k/a Duane Edlao

Witness my hand and official seal this 14th day of March, 2025

My commission expires 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY